

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-5-2008 – Highbury Place – Phase 4

SYNOPSIS:

Applicant: Ivory Homes
Proposal: Final Plat Approval
Location: 2940 South 5225 West
Zoning: R-1-8

BACKGROUND:

Ivory Homes is requesting final plat approval for the fourth phase of the Highbury Place Subdivision. This phase consists of 17 lots on 3.9 acres. Lot sizes range from 6,610 square feet to 11,636 square feet. The average lot size in this phase of the development is approximately 8,250 square feet.

Access to the subdivision will be gained from existing stub streets in phase 2 to the north and west. All streets in the subdivision will be dedicated and will consist of a 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes has submitted a tree planting plan for the entire Highbury Place Subdivision. Ivory will provide home owners with a voucher to purchase said trees. The residential HOA will ensure that trees are planted according to this plan.

The subdivision is located to the north of the Valley Crest Elementary School. During the preliminary plat discussions, Ivory Homes committed to one and possibly two walkways to better access the school property. After Ivory's discussions with the Granite School District, the District stated that they would prefer one access as opposed to two. After evaluating the residential development planned for all of Highbury, it was agreed that the access should be on the west side of the school. Staff expects that this location was chosen as school children will also be coming from the higher density developments to the west.

Ivory Homes is planning on installing basements for all homes. A soils report has been prepared which indicates that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in the subdivision will be raised approximately 2 feet making basements possible at this location. Ivory will also be installing a sub-drain system to provide an extra measure of protection for new home owners.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager